034.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	504,100 / 504,100
					USE VALUE:	504,100 / 504,100
					ASSESSED:	504,100 / 504,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		SUNNYSIDE AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KABIR JAHANGIR & ROKEYA
Owner 2:	
Owner 3:	
Street 1:	65 SUNNYSIDE AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	AMOS FINANCIAL LLC -
Owner 2:	-
Street 1:	330 SKOKIE VALLEY RD
Twn/City:	HIGHLAND PARK
St/Prov:	IL Cntry:
Postal:	60035

NARRATIVE DESCRIPTION

This parcel contains 4,577 Sq. Ft. of land mainly classified as One Family with a Row House Building built about 1948, having primarily Vinyl Exterior and 984 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4577.000	147,400		356,700	504,100
Total Card	0.105	147,400		356,700	504,100
Total Parcel	0.105	147,400		356,700	504,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 512.30 | /Parcel: 512.3

Legal Description

User Acct 23370

GIS Ref

GIS Ref

Insp Date 12/07/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 034.0-0003-0004.0

!2776!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	147,700	0	4,577.	356,700	504,400	504,400	Year End Roll	12/18/2019
2019	101	FV	120,100	0	4,577.	323,200	443,300	443,300	Year End Roll	1/3/2019
2018	101	FV	120,100	0	4,577.	306,500	426,600	426,600	Year End Roll	12/20/2017
2017	101	FV	120,100	0	4,577.	267,500	387,600	387,600	Year End Roll	1/3/2017
2016	101	FV	120,100	0	4,577.	228,500	348,600	348,600	Year End	1/4/2016
2015	101	FV	94,800	0	4,577.	211,800	306,600	306,600	Year End Roll	12/11/2014
2014	101	FV	94,800	0	4,577.	175,600	270,400	270,400	Year End Roll	12/16/2013
2013	101	FV	94,800	0	4,577.	167,200	262,000	262,000		12/13/2012

PRINT

Date	Time
12/10/20	18:07:51

LAST REV

Date	Time
07/11/19	12:15:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2776

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AMOS FINANCIAL	72788-564	1	6/19/2019	Bank Sale	127,588	No	No		
KABIR ROKEYA/JA	72005-168		12/13/2018	Forclosure	120,000	No	No		
JONES LINDA /ST	43933-229		10/20/2004		305,312	No	No		
JONES LINDA /ST	34142-374	Q	11/27/2001	Family	1	No	No	4	
JONES LINDA M	31293-454		4/7/2000	Family	1	No	No	4	
JONES STEVEN	30840-179		11/5/1999	Family	1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/4/2010	952	Manual	2,000					INSULATE EXT WALL

ACTIVITY INFORMATION

Date	Result	By	Name
12/7/2018	MEAS&NOTICE	CC	Chris C
4/29/2009	Measured	372	PATRIOT
4/23/2009	Meas/Inspect	189	PATRIOT
2/23/2005	MLS	MM	Mary M
2/20/2000	Mailer Sent		
2/18/2000	Measured	270	PATRIOT
8/10/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	23370
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4577		Sq. Ft.	Site		0	64.	1.22	3									356,678						356,700	

Total AC/HA: 0.10507 | Total SF/SM: 4577 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 356,678 | Spl Credit | Total: 356,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	23 - Row House		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1948	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall	25	% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.92490751
Adj $ / SQ:	124.863
Other Features:	58500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	213664
Depreciation:	66236
Depreciated Total:	147428

COMMENTS

COMMON WALL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

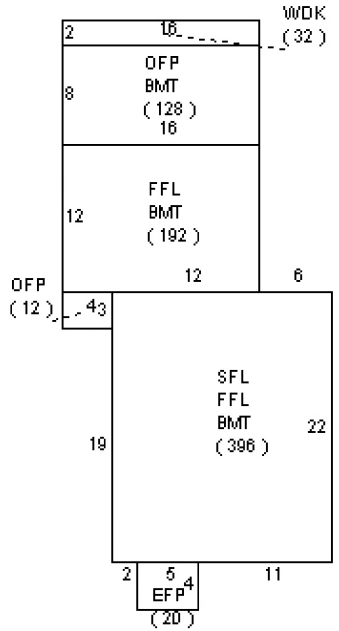
No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	124.86
Special Features:	0	Val/Su Net:	77.91
Final Total:	147400	Val/Su SzAd	149.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	716	37.460	26,820
FFL	First Floor	588	124.860	73,419
SFL	Second Floor	396	124.860	49,446
OFP	Open Porch	140	26.160	3,663
WDK	Deck	32	14.800	474
EFP	Enclos Porch	20	67.150	1,343

Net Sketched Area:	1,892			Total:	155,165
Size Ad	984	Gross Are	1892	FinArea	984

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

034.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc